

PB# 73-67

Banker's Trust

1/73
AM,
2/

Banker's Trust Site Plan 73-67

GENERAL RECEIPT

Town of New Windsor, N. Y.

Nº 1612

Sept 27 1973

Received of M. Donald Lane

\$ 1.00 ⁰⁰/₁₀₀

One hundred and ⁰⁰/₁₀₀ Dollars

For Site plan for Bankers Trust - Route 32

DISTRIBUTION:

FUND	CODE	AMOUNT

Town clerk

TITLE

BY Dorothy A. Finley Deputy

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609



Oxford

STOCK No. 752 1/3

MADE IN U. S. A.

Filed 9/27/73
10:45 AM
22.

Bankers Trust Life Plan

Date September 26, 1973

Application No. 73-67

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE APPROVAL

Name Banker's Trust Hudson Valley, N. A. - M. D. Lane Associates

Address 17 Market St., Poughkeepsie, N. Y. - 313 Mill St., Poughkeepsie, N. Y.

1. Owner of the property Emil and Wilhelmina Duda

2. Location of the property East side Route 32; 450' North of Old Forge Hill Road

3. Zone area Local Business

4. Nature of business Banking

5. Lot size: Front 150'-0" Rear 150'-0" Depth 215'-9"

6. Building setbacks: Front yard 40' Rear yard 30'
Side yards 15'

7. Dimensions of new building 33'-0" x 67'-0"
Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

Michael G. Bobick

Michael G. Bobick - M.D.Lane
Associates - Architects
for Banker's Trust Hudson Valley

Approved 9/26/73

Adopted 10/5/70

M. Donald Lane Jr., AIA principal
Michael Gregory Bobick, AIA associate
James Howard Paul associate

M. D. LANE ASSOCIATES
ARCHITECTS **PLANNERS**

October 9, 1973

Mr. H. Collette
Town Building Inspector
Town of New Windsor
New Windsor Town Hall
Union Avenue
New Windsor, New York

Dear Mr. Collette:

In accordance with the action of your Planning Board on September 26, 1973, we are submitting seven additional copies of the site plan corrected as per your instructions together with a legal description from our survey.

As you recall, at the time of the meeting on September 26 a check for \$100.00 was given to your Board.


Please advise us if any additional information is required for site plan approval.

We will, in the immediate future, present to you plans and at that time request the Building Permit.

Thank you for your courtesies.

Very truly yours,

M. D. LANE ASSOCIATES



M. Donald Lane, Jr.
MDL/b

Enclosures

WILLIAM G. McEVILLY
PROFESSIONAL ENGINEER AND LAND SURVEYOR
13 NORTON STREET
NEWBURGH, NEW YORK 12550

October 4, 1973

REGISTERED IN
NEW YORK
NEW JERSEY
CONNECTICUT
MISSOURI

DESCRIPTION OF PARCEL TO BE CONVEYED
TO BANKER'S TRUST
INCLUDING

10 ft. EASEMENT TO TOWN OF NEW WINDSOR

Description of all that certain lot, piece or parcel of lands, situate in the Town of New Windsor, County of Orange, State of New York and more particularly bounded and described as follows:

BEGINNING at a point in the easterly line of Route 32, said point being located North $38^{\circ}12'10''$ East 450.0 ft., measured along the easterly line of Route 32, from the northerly line of Old Forge Hill Road;

thence North $38^{\circ}12'10''$ East 150.0 ft., along the easterly line of Route 32, to a point at the southerly line of lands of REALM RESTAURANTEURS, INC.;

thence South $51^{\circ}47'50''$ East 215.79 ft. along the southerly line of lands of REALM RESTAURANTEURS, INC. to a point at the westerly line of lands of DI PAUL;

thence South $38^{\circ}12'10''$ West 150.0 ft. along the westerly line of lands of DI PAUL and HILTON to a point at the northerly line of lands of LEVINSON;

thence North $51^{\circ}47'50''$ West 215.79 ft. along the northerly line of lands of LEVINSON to the point or place of beginning.

Reserving unto the Town of New Windsor and its assigns a permanent easement and right to enter for the purpose of installing, maintaining and repairing storm water lines and appurtenances in the following described parcel;

BEGINNING at a point in the northeasterly corner of the previously herein described parcel said point being in the westerly line of lands of DI PAUL;

thence South $38^{\circ}12'10''$ West 150.0 ft. along lands of DI PAUL and HILTON to a point in the northerly line of lands of LEVINSON;

thence North $51^{\circ}47'50''$ West 10.0 ft along lands of LEVINSON to a point;

thence North $38^{\circ}12'10''$ East 150.0 ft. through the previously herein described parcel to lands of REALM RESTAURANTEURS, INC.;

thence South $51^{\circ}47'50''$ East 10.0 ft. to the point or place of beginning.


WILLIAM G. McEVILLY PE, LS

September 28, 1973

Superintendent Lyman Masten
Sanitation Department
New Windsor, New York 12550

Dear Mr. Masten:

Because of urgency the Planning Board approved the Bankers Trust Site Plan located on Route #32 next to the Vails Gate Diner request without consulting the water and sewer department.

Because water and sewer utilized by the Bank will be less than currently used by Stewart Root Beer.

I trust you will excuse our inappropriate action in this particular case.

Respectfully,

JOSEPH TALLARICO
Chairman

JT/sh

September 28, 1973

Superintendent Joseph Craig
Water Department
New Windsor, New York

Dear Joe:

Because of urgency the Planning Board approved the Bankers Trust Site Plan located on Route #32 next to the Vails Gate Diner request without consulting water and sewer department.

Because water and sewer utilized by the bank will be less than currently used by Stewart Root Beer.

I trust you will excuse our inappropriate action in this particular case.

Respectfully,

JOSEPH TALLARICO
Chairman

JT/sh

227-74
Plan
112 Dickson Street
Newburgh, NY 12550

February 14, 1974

M. Donald Lane, Jr., A.I.A.
313 Mill Street
Poughkeepsie, NY 12601

RE: PROPOSED BANKERS TRUST
VAULT GATE OFFICE
TOWN OF NEW WINDSOR, ORANGE CO.

cc: Howard Collett

Dear Sir:

Upon investigation of the subject area and the design of the egress and ingress reveals the drainage will puddle along the curb line rather than flow parallel to the highway. This is due to the + 1.23% and - 1.03% grade separated by a 300 foot vertical curve at the property frontage. My observation today showed the water from melting snow draining toward the rear of the property. If this could be continued, the plans will be fully acceptable.

Your design of the entrance and islands is acceptable. The only hold up will be the solution to the drainage problem mentioned above.

Very truly yours,

Lawrence L. Greer
Resident Engineer

Dominick Ballo
BY: Dominick Ballo
Assistant Resident Engineer

LLG:DB:jag

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

2/27/74 89.

M. Donald Lane Jr., AIA principal
Michael Gregory Bobick, AIA associate
James Howard Paul associate

M. D. LANE ASSOCIATES
ARCHITECTS **PLANNERS**

February 20, 1974

Mr. Joseph Loscalzo, Chairman
Office of the Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Subject: Bankers Trust, Vails Gate Office

Dear Mr. Loscalzo:

As per your instructions, a representative of my office was at your Planning Board meeting on February 13, 1974 at 7:30 p.m. The site plan, which was previously approved by the Town of New Windsor, was the item of discussion.

The conference notes show that you requested that the building be lowered two feet, and pointed out that the elevations as constructed are higher than those shown on the approved drawing. A Stop Order was issued, signed by Howard Collette, Building Inspector dated February 4, 1974 and received in this office on Tuesday, February 19, 1974.

I personally investigated the situation the morning of Thursday, February 14th and ascertained that the building, as constructed, will have its first floor elevation substantially as shown on the approved site plan drawing. The elevation of the floor of the bank is approximately the same as the diner adjacent to the property; in fact it may be 5-1/4 inches below the first floor of the diner.

In addition, the elevation of the first floor has been checked on two different occasions with the use of surveying equipment. On one occasion there were actually two transits set up, one to check the other. Both of these show that the first floor is substantially as shown on the site plan and is in 1/100th inch of what is called for.

I reported this by phone to Mr. Bernard Kessler, the Consulting Engineer to the Town of New Windsor, who told me that he would have no objection, therefore, if the building was as shown on the drawings. A copy of my confirming letter to him is enclosed.

Mr. Joseph Loscalzo

-2-

February 20, 1974

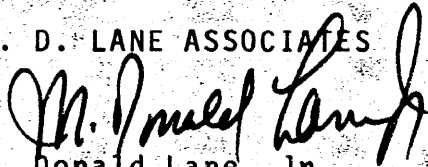
I appreciated the courtesies you extended to me by phone on the evening of February 19, 1974. We are restudying the grading of the parking lot to make sure that the water on our property drains to the rear and is taken away in the dry wells which are to be provided at the rear of our property for this purpose.

We would appreciate whatever you can do to have this Stop Order removed in the immediate future.

This office is available at any time to explain our situation personally. We will be at your meeting on the 27th of this month.

Very truly yours,

M. D. LANE ASSOCIATES



M. Donald Lane, Jr.
MDL/b

cc: Mr. John Barry, President
Bankers Trust

Enclosure

M. Donald Lane Jr., AIA principal
Michael Gregory Bobick, AIA associate
James Howard Paul associate

M. D. LANE ASSOCIATES
ARCHITECTS PLANNERS

February 20, 1974

Mr. Bernard Kessler
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Subject: Bankers Trust, Vails Gate

Dear Mr. Kessler:

This is to confirm our conversation on the morning of Tuesday, February 19, 1974. I reported to you that the building, as constructed, will have its first floor within one inch of the elevation shown on the approved site plan which the basis of the Building Permit. This was submitted in a letter from this office dated October 3, 1973 accompanied by two sets of plans and specifications, and also a check covering the fee for the Building Permit.

Building Permit Number 779, dated October 25, 1973, was issued and signed by Howard R. Collette, Zoning Officer.

As I recall our conversation on February 19, 1974, you are satisfied and have no objections to the building continuing based upon my assurance that the first floor elevation is substantially in conformity with the approved site plan.

Very truly yours,

M. D. LANE ASSOCIATES



M. Donald Lane, Jr.
MDL/b

cc: Mr. Joseph Loscalzo, Chairman,
New Windsor Planning Board ✓
Mr. John Barry, President,
Bankers Trust
Mr. Henry Meagher, Mechanical Const. Corp.

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

(914) 356-0217

March 11, 1974

Town of New Windsor Planning Board

Re: Bankers Trust - Vailsgate Office

There is only one objection to the revised site plan dated 2/22/74. On the northerly side of the property, an asphaltic or concrete curb should be provided at the edge of the paved area. This will insure water runoff to the rear drainage easement. The grading plan provides a swale on the southerly paved area which serves the same purpose as the curb will on the north side.

Bernard Kessler



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 8, 1974

Bankers Trust
Route 32
New Windsor, New York

Gentlemen:

ENGINEER FEES

Saturday, June 22, 1974

SITE VISIT, REPORT & RECOMMENDATIONS

3 hours @ \$32.00	\$96.00
80 miles @ .15	<u>12.00</u>
	\$108.00

Please make check payable to the Town of New Windsor.

Thank you.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

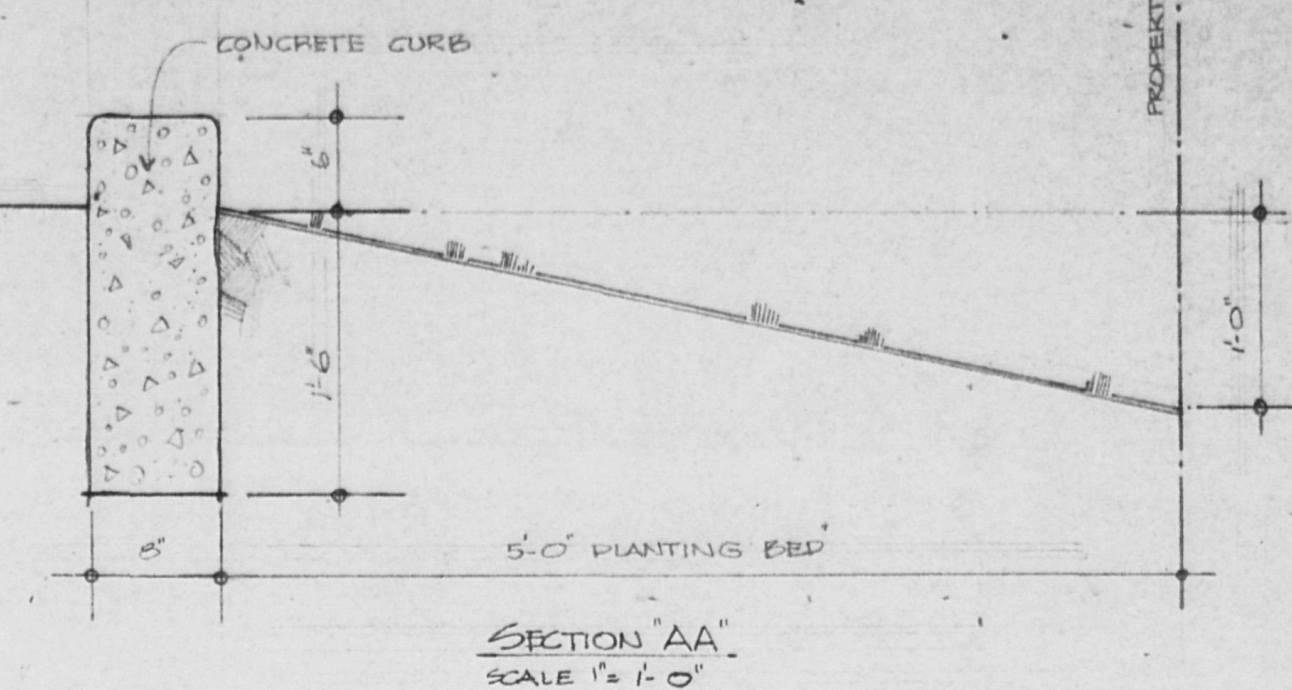
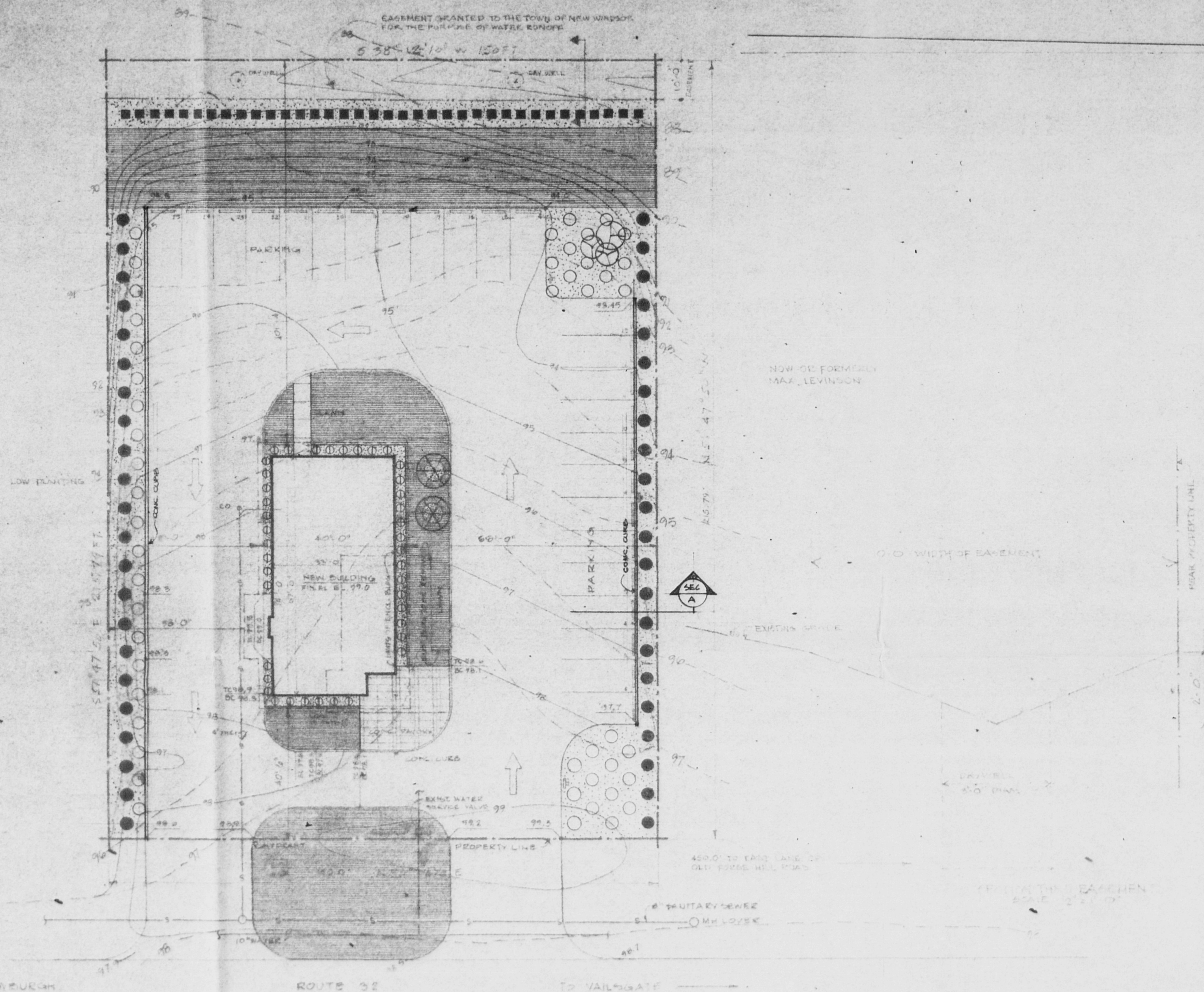
JL:sh

NOW OF FORMERLY
DI PAUL ERNEST E.

NOW OF FORMERLY
HILTON, FRANK

NOW OF FORMERLY
STAFFORD, WILLIAM F.

NOW OF FORMERLY
DEALM RESTAURANTS



- LIGHTING STANDARD SYMBOL
- GRASS
 - LARGE NUGGET BARK
 - LOW SPREADING SEARGENT JUNIPERS: 4'-0" O.C. 18" TO 24" DIAM. SET IN LARGE NUGGET BARK
 - UPRIGHT HEMLOCK: 4'-0" O.C. ± 4'-0" TALL. SET IN LARGE NUGGET BARK
 - LOW SPREADING SEARGENT JUNIPERS: 8'-0" O.C. 24" TO 30" DIA. SET IN LARGE NUGGET BARK
 - PRITZER JUNIPERS SPREADING - 5'-0" O.C. - 30" TO 36" DIAM. SET IN LARGE NUGGET BARK
 - SPECIMEN CLUMP WILLOW BIRCH 7'-0" TO 10'-0" TALL. SET IN LARGE NUGGET BARK
 - SPECIMEN RED MAPLE 7'-0" TO 10'-0" TALL. SET IN LARGE NUGGET BARK

REV. 1: 7 FEB. 74; ADD CONCRETE CURBS

BANKERS TRUST		LANDSCAPING		SCALE 1" = 20'
VAILSGATE OFFICE TOWN OF NEW WINDSOR, NY				DATE 12/4/73
M. DONALD LANE JR. A.I.A.		L-1		DESIGNER A.D.
ARCHITECT				CHECKER C.D.
313 MILL STREET				DATE 12/4/73
POUGHKEEPSIE N.Y. 12601				

NOW OR FORMERLY
DI PAUL, ERNEST E.

NOW OR FORMERLY
HILTON, FRANK

NOW OR FORMERLY
STAFFORD, WILLIAM F.

NOW OR FORMERLY
REALM RESTAURANTS

LIGHTING STANDARD SYMBOL

NOW OR FORMERLY
MAX LEVINSON

10' 0" WIDTH OF EASEMENT

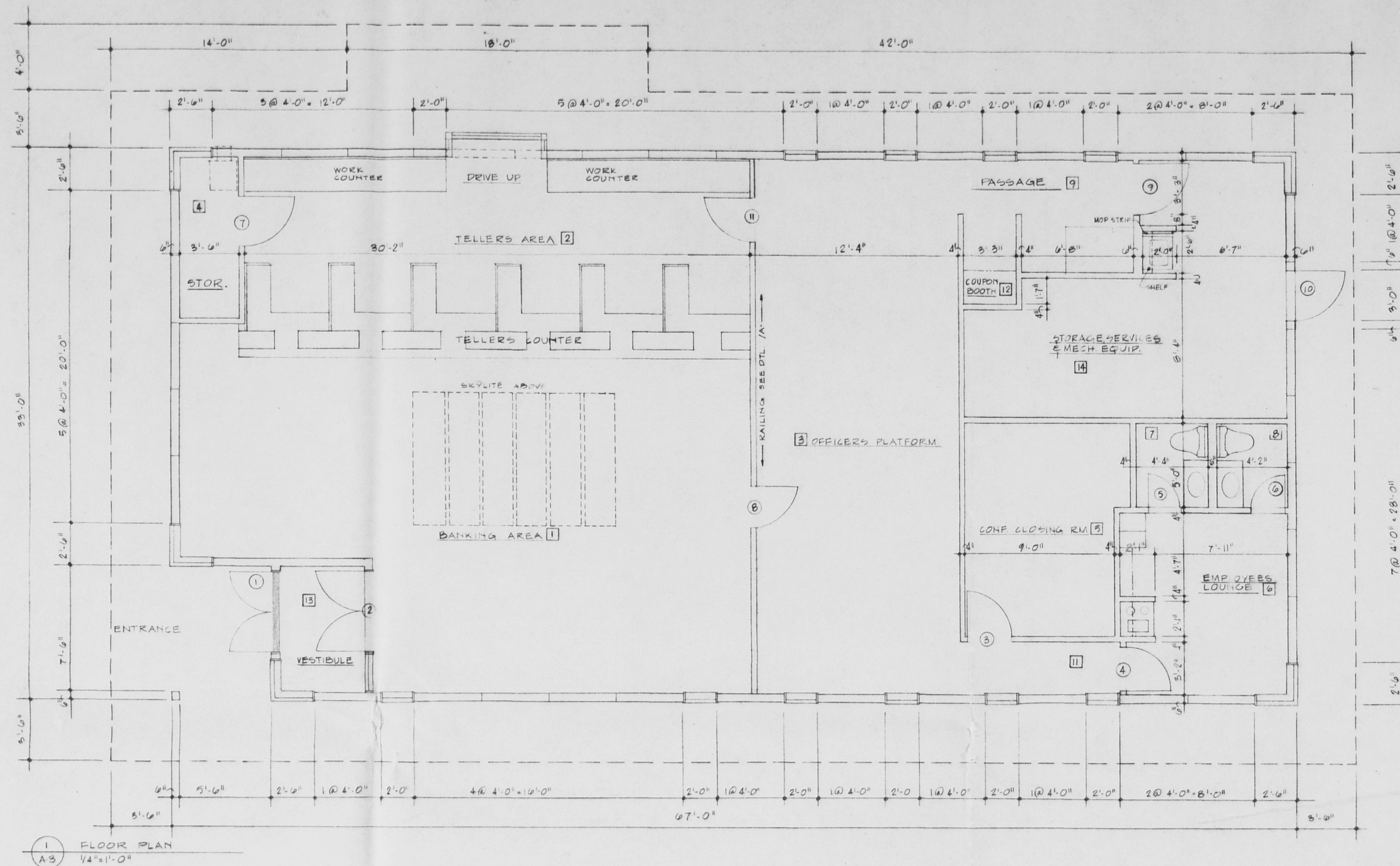
REAR PROPERTY LINE

EXIST. WATER
SERVICE VALVE 99'

REAR PROPERTY LINE

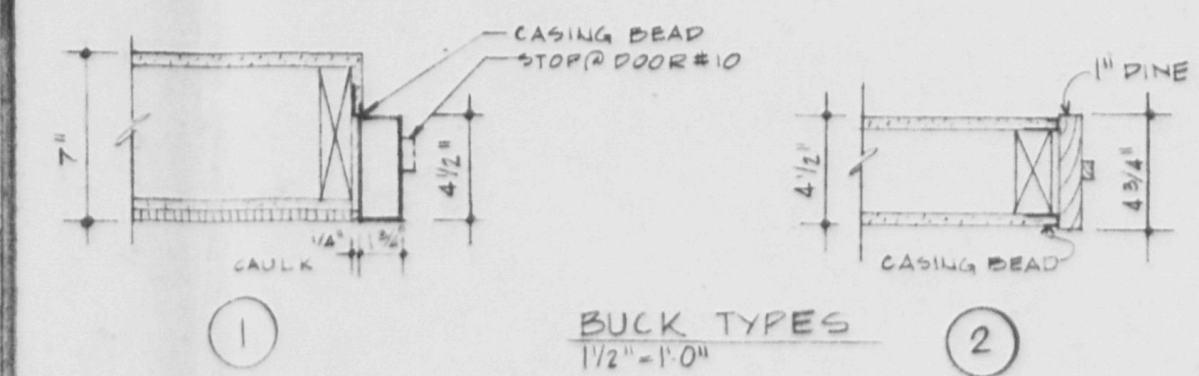
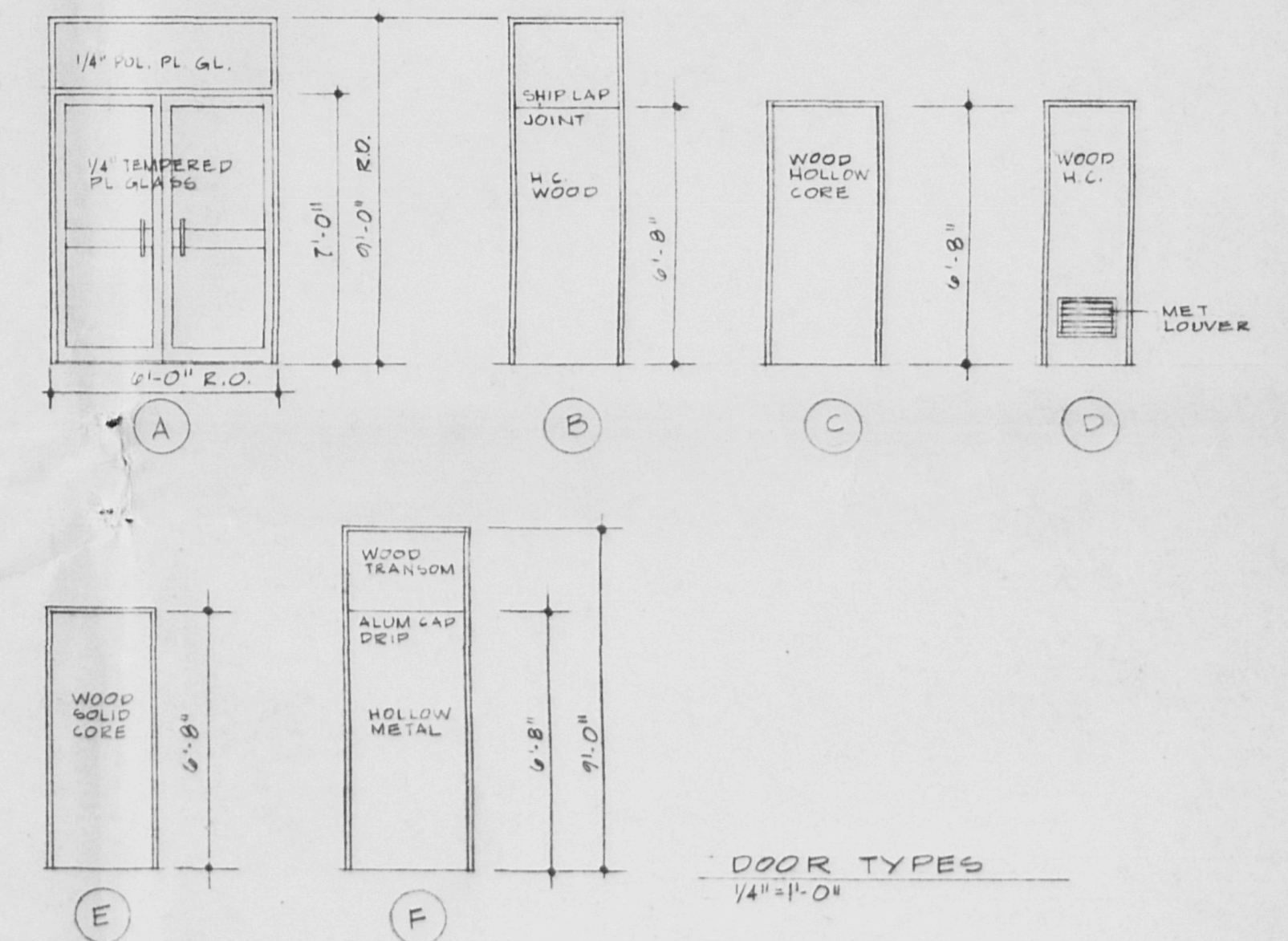


M. DONALD LANE JR. A.I.A.
ARCHITECT
313 MILL STREET
POUGHKEEPSIE N.Y. 12601



NO.	SPACE	FLOOR	BASE	WALL	CEILING	REMARKS
1	BANKING AREA	CARPET(NIC)	4" VIN.	SHEETROCK	ACOUS TILE	2'x2' TEGULAR LAY IN CEILING
2	TELLERS AREA	VIN. ASD TILE	VIN.	S.R	ACOUS TILE	
3	OFFICERS PLATFORM	CARPET(NIC)	VIN.	S.R	ACOUS TILE	
4	STORAGE	VAT.	VIN.	S.R	ACOUS TILE	
5	CONFERENCE CLG RM	CARPET(NIC)	VIN.	S.R	ACOUS TILE	
6	EMPLOYEE LOUNGE	VAT.	VIN.	S.R.	ACOUS TILE	
7	MEN	VAT.	VIN.	VIN. FAB	S.R	
8	WOMEN	VAT.	VIN.	VIN. FAB	S.R	
9	PASSAGE	CARPET(NIC)	VIN	S.R	ACOUS TILE	2'x2' TEGULAR LAY-IN CLG.
10	STORAGE	CEM	WOOD 1 1/8" CLAM SHELL	S.R	ACOUS T.	2'x2' TEGULAR LAY-IN CLG.
11	PASSAGE	CARPET(NIC)	VIN	S.R	ACOUS TILE	2'x2' TEGULAR LAY-IN CLG.

MARK	DOOR TYPE	SIZE	MATERIAL	THICKNESS	BULK TYPE	MATERIAL	CLOSER	REMARKS
1	A	SEE ELEV. BELOW	ALUM/CL.	1 3/4"	1	ALUM	IN HEAD	WEATHER
2	A	SEE ELEV. BELOW	ALUM/CL	1 3/4"	1	ALUM	IN HEAD	
3	C	2'-0" x 6'-0"	H.C.	1 3/8"	2	WD		
4	C	2'-0" x 6'-0"	H.C.	1 3/8"	2	WD		
5	D	2'-0" x 6'-0"	H.C.	1 3/8"	2	WD		
6	D	2'-0" x 6'-0"	H.C.	1 3/8"	2	WD		
7	B	2'-0" x 6'-0"	H.C.	1 3/8"	2	WD		
8	GATE							SEE DETAIL
9	E	2'-0" x 6'-0"	SOLID CORE	1 3/8"	2	WD		
10	F	6'-0" x 4'-0"	HOLLOW METAL	1 3/4"	1	H.M.		WEATHER
11	GATE							SEE DETAIL

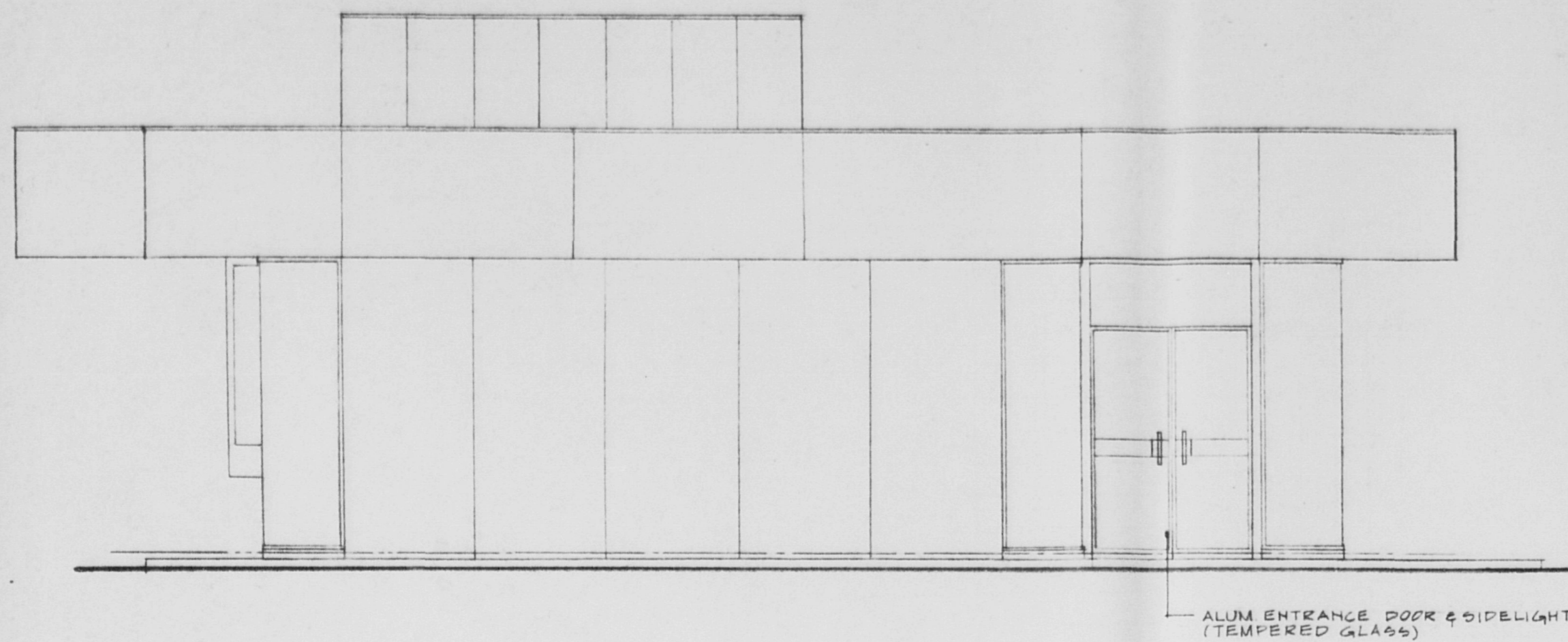


REVISIONS		
NO	DATE	DESCRIPTION
1		

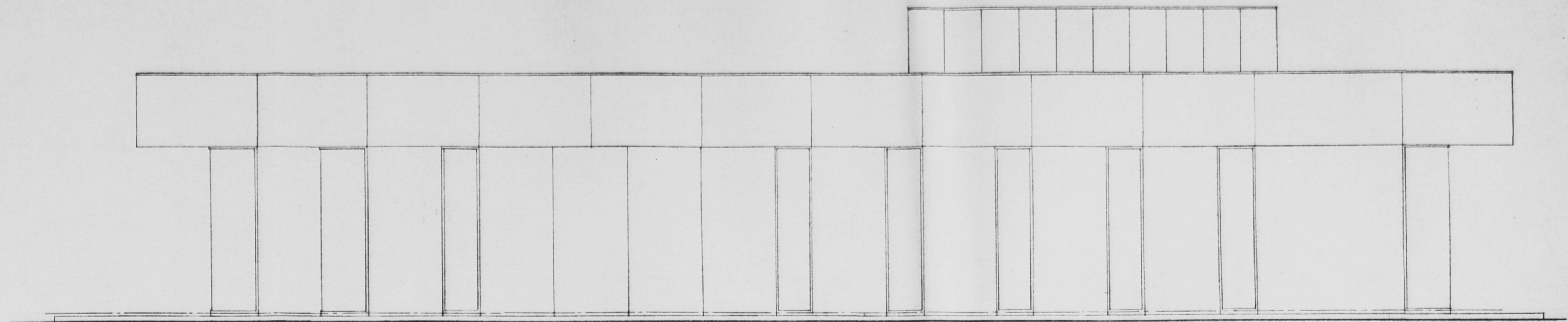


BANKERS TRUST
VAILEGATE OFFICE TOWN OF WINDSOR
M. DONALD LANE JR. A.I.A.
ARCHITECT
313 MILL STREET
POUGHKEEPSIE N.Y. 12601

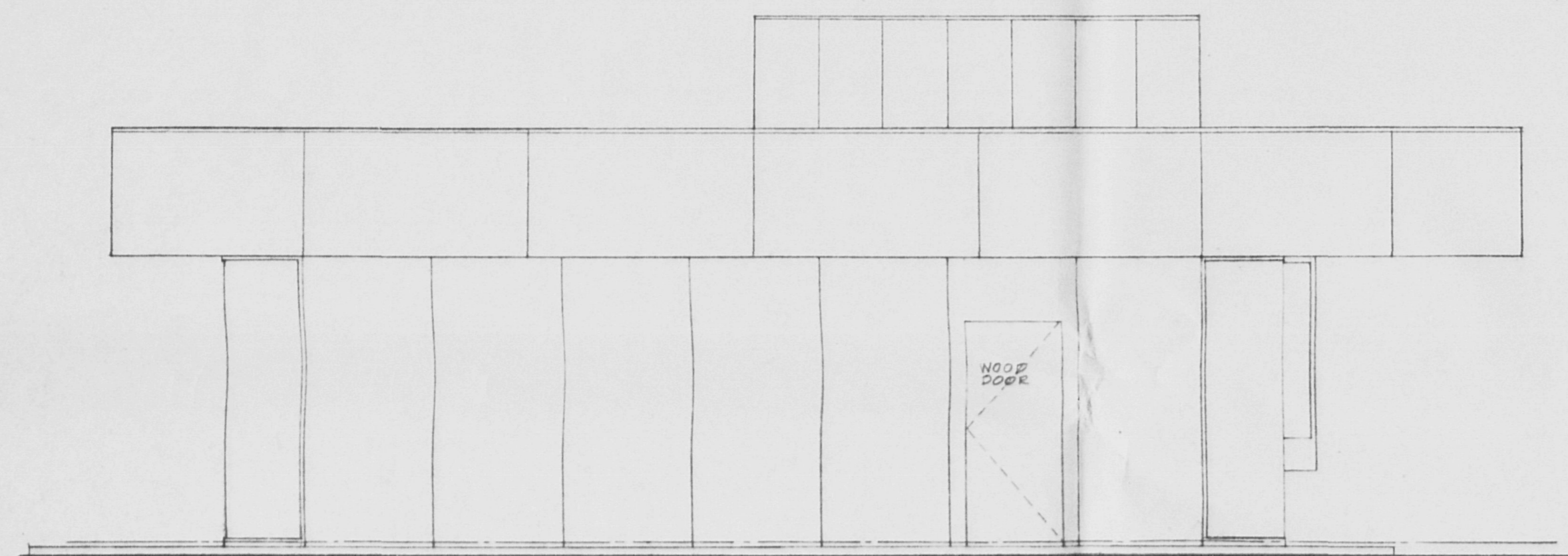
TITLE FLOOR PLAN	SCALE 7/8" = 1'-0"
SHEET A-3 OF	DATE 10-10-73
	DRAWN DS
	CHECK JP
	CONC. NOL



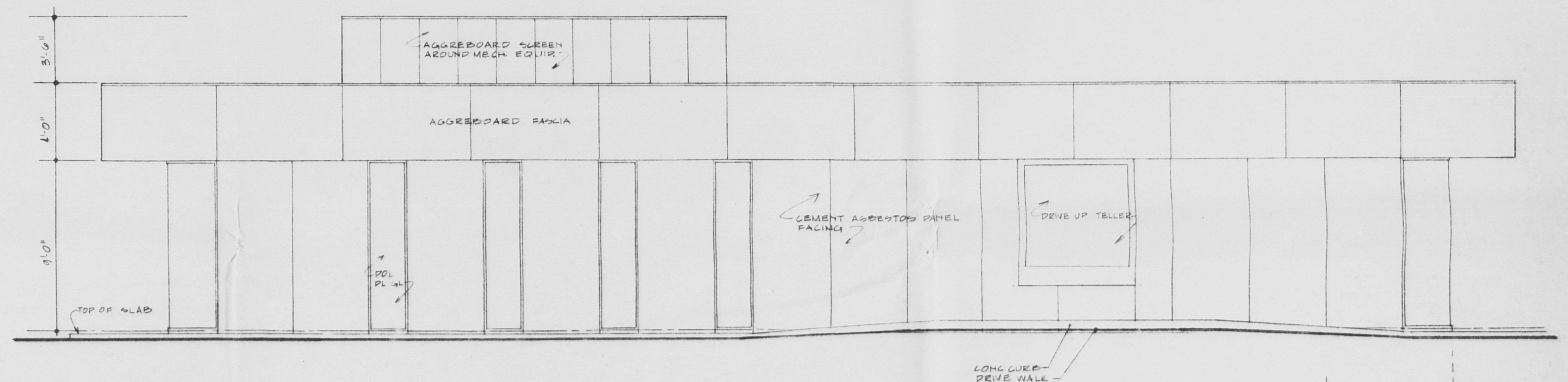
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"

NOTES TYPICAL FOR ALL ELEVATIONS

SEE SECTION FOR FOOTING



BANKERS TRUST
VALISGATE OFFICE TOWN OF NEW WINDSOR, N.Y.
M. DONALD LANE JR. A.I.A.
ARCHITECT
313 MILL STREET
POUGHKEEPSIE N.Y. 12601

TITLE ELEVATIONS	SCALE AS NOTED
DATE 10-10-78	DRAWN DMS
SHEET A-4	CHECK J.P.
	CONC. NO.

